

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING HELD ON JUNE 21, 2004
(Approved July 19, 2004)

The Board of Supervisors held their Workshop Meeting on Monday, June 21, 2004. Present for the meeting were supervisors David K. Leinbach, Robert F. Preston and W. Atlee Rinehart. Also, in attendance was John A. Koury, Jr., Township Solicitor. Mr. Leinbach called the meeting to order at 7:00 p.m.

Mr. Preston moved to adopt Ordinance No. 126 amending Chapter 27, entitled "The East Coventry Township Zoning Ordinance of 1985," as amended, of the East Coventry Township Code of Ordinances, further providing for additional requirements, including utilities requirements, for the R-2 residential district and R-3 residential district. Mr. Rinehart seconded the motion. The motion carried unanimously.

1. MINUTES

Minutes of the May 24, 2004 Special Meeting

Mr. Rinehart moved to approve the minutes of the May 24, 2004 special meeting as amended. Mr. Preston seconded the motion. The motion carried unanimously. Amendment being under subheading, Adjournment, the motion carried 2-0-1.

Minutes of the June 7, 2004 Monthly Meeting

Mr. Rinehart moved to approve the minutes of the June 7, 2004 monthly meeting as presented. Mr. Preston seconded the motion. The motion carried unanimously.

2. REPORTS

Reports from Various Departments and Committees

The Board addressed inquiries from the Code Official found in the engineer's report regarding code violations. The Township Solicitor noted the Code Official should be utilizing the notice of violation he provided. The Township Solicitor noted the violation procedure has to be started over. The Board stated the Code Official has to continue violation steps with the Vesty case, 485 Sanatoga Road. Mr. Preston noted he had asked an executive session be held with the consultants to discuss issues. There was a discussion regarding the Garramone case on Zieber Road. Mr. Leinbach noted a letter was received stating Garramone refuses inspection of his property and Mr. Leinbach stated the Township has the right to inspect and an officer can be taken to the property if necessary. There was also a letter from Ruano's counsel, 2732 New Schuylkill Road, regarding their pump and haul agreement. The Board requested a meeting be set to include, Township Code Official, Mr. Defazio of the Chester County Health Department, Mr. Preston, and the Township Solicitor to discuss the pump and haul issue.

Mr. Rinehart moved to approve reports from various departments and committees. Mr. Preston seconded the motion. The motion carried unanimously.

Fund Balances Report

Mr. LaLonde read the fund balance total listed below. Mr. Rinehart moved to accept the fund balances report as read. Mr. Preston seconded the motion. The motion carried unanimously. It was requested the Act 209 monies be broken out on the fund balances report.

Fund	Checking	Money Market	CDs	Total
General	\$6,633.11	\$42,516.72		\$49,149.83
Capital Reserve		\$996.55		\$996.55
Highway Aid	\$7,269.44	\$179,872.68		\$187,142.12
Tax		\$44,724.82		\$44,724.82
Sanitary Sewer	\$17,067.69	\$451.03		\$17,527.72
Phase I Sewer		\$1,474.98		\$1,474.98
Police Safety	\$4,553.03			\$4,553.03
TOTAL				\$305,569.05

Contexant Water Users Fund

\$5,379.27

Exonerations and Exemptions

Mr. LaLonde recited the exonerations and exemptions presented by Mrs. Constance Megay, Tax Collector. Mr. Leinbach asked if anyone had reason to believe the recited names were not factual. Mr. Rinehart moved to accept the exemptions and exonerations as read. Mr. Preston seconded the motion. The motion carried unanimously.

Mr. Preston questioned the status of the Northern Federation in regard to Owen J. Roberts School District. Mr. Rinehart noted a representative was appointed to represent the Northern Federation for school district matters.

3. PUBLIC COMMENTS

No public comments.

4. OTHER BUSINESS

Financing

Mr. Preston moved to accept the engagement letter from George Amman of High, Schwartz Robertson, Siedel dated June 15, 2004 regarding the bond for various Township projects.

Mr. Rinehart seconded the motion. The motion carried unanimously. Mr. Preston moved to approve scope of services proposed by Gordon Walker not to exceed \$14,000 and \$5,000 for expenses. Mr. Rinehart seconded the motion. The motion carried unanimously.

Township Building Expansion

Mr. Leinbach moved to send intent to award letters with contract forthcoming to lowest qualified bidders. Mr. Preston seconded the motion. The motion carried unanimously.

Contractor	Base Bid	Alt 1	Alt 3	Alt 4	Alt 5	Alt 7
Fayette Group General Construction	\$279,700	\$8,250		\$3,750	-\$1,500	
Hampton Mechanical Mechanical	\$87,300	\$1,500				-\$2,500
Donald A. Pusey, Inc. Electrical	\$46,655	\$1,333	\$29,175			
G.&S Taylor Plumbing	\$48,895	\$5,600				\$3,200

Alt 1 – Toilet Room 109

Alt 3 – Generator

Alt 4 – Interior Metal Framing

Alt 5 – Exterior Metal Framing

Alt 7 – Water Line to Existing Well

Advertising Authorizations

Mr. Preston moved to authorize Township Solicitor to advertise with the intent to adopt the Spiece Road Relocation and Vacations and Dedication of LaBelle Lane. Mr. Rinehart seconded the motion. Mr. Leinbach abstained consistent with prior votes concerning this subject. The motion carried.

5. DISCUSSION ITEMS

Walley Frederick Sketch Plan

Mr. Leinbach noted the two properties concerned with the Walley Frederick Sketch Plan are not contiguous and application to the Zoning Hearing Board would be necessary. The Board noted they would not be opposed to the Zoning Application. Road alignment concerns were noted. The Board requested they review the Zoning Application before official submission.

6. PAYMENT OF BILLS

Mr. Preston moved to approve payment of the bills as presented. Mr. Rinehart seconded the motion. The motion carried unanimously.

7. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

Mr. Rinehart moved to authorize High Associates and Heritage Building Group to proceed with the off-site and on-site sewers without having the agreements officially signed provided they provide letters of credit, adequate insurance and a bond. Mr. Preston seconded the motion. The motion carried unanimously.

The Township Manager noted comments were received from Chester County regarding the Subdivision and Land Development Ordinance and Driveway Ordinance and the comments will be reviewed with the Township Planner.

The Township Manager noted the next monthly meeting would be held July 12, 2004 at 7:00 p.m.

8. ADJOURNMENT

The monthly meeting adjourned at 8:30 p.m. An executive session was held to meet with the Township Auditor.

Respectfully submitted,

Robert F. Preston,
Township Secretary/Treasurer